

Appendix K: Summary of Major School Construction Projects

This chart shows the outcome of twenty-six¹⁰⁰ school construction projects on which SPO has provided siting advice, 1999-2002. The shaded columns show those projects that were successful in siting new schools in a way that advances smart growth. Four communities chose to renovate an existing school building. Communities chose to site 17 new schools in locally-designated growth areas; 14 of which are located in a new or existing neighborhood.

School and District	Renovation Option			New Construction Option				
	Renovate	Renovate and Replace	Renovate and Expand	In Growth Area			In Rural Area	
				Existing Site, Neighborhood or Village	New Neighborhood	Nonresidential Area	Planning for Growth	Not Planning for Growth
Lake Street Elementary School in Auburn			X					
Calais Middle School ¹⁰¹								
Robertson Elementary School in Belfast (SAD 34)					X			
Biddeford Middle School					X			
Bowdoin Elementary School								X
Bucksport Middle School					X			
Cumberland/North Yarmouth Middle School (SAD 51)				X				
Dexter ¹⁰²								
Edgecomb Elementary School					X			
Gorham Middle School				X				
Hebron Elementary School (SAD 17)								X
Kennebunk Middle School (SAD 71)					X			
Kennebunk Elementary School (SAD 71)						X ¹⁰³		
Lincolntonville Elementary School				X				
Lisbon Elementary School							X	
Madison Elementary School							X	
North Anson Elementary School				X				

¹⁰⁰ SPO also assisted the City of Augusta with Cony High School and SAD 31 with the Penobscot Valley High School, however, the Department of Education has not yet finalized these projects, so they do not appear in the chart.

¹⁰¹ Information was not available at the time of printing

¹⁰² Information was not available at the time of printing

¹⁰³ The District will be closing two village elementary schools.

School and District	Renovation Option			New Construction Option				
	Renovate	Renovate and Replace	Renovate and Expand	In Growth Area			In Rural Area	
				Existing Site, Neighborhood or Village	New Neighborhood	Nonresidential Area	Planning for Growth	Not Planning for Growth
(SAD 74)								
Messalonskee Elementary School (SAD 47)			X					
Messalonskee Middle School (SAD 47)	X							
Old Town Elementary School				Nearby				
Sabattus Elementary School								X
Searsport High and Middle Schools			X					
Vinalhaven Elementary School (SAD 8)				X				
Waterboro Middle School (SAD 57)					X			
Windham High School				X				
Winthrop High School					X			
TOTAL	1		3	7	7	1	2	3

Description of Projects

The Lake Street Elementary School in Auburn was a renovation/expansion proposal which will play a significant role in support of traditional in-town residential neighborhood in which it is located.

The new Robertson Elementary School in Belfast is within the growth area and is designed to provide access to new residential neighborhoods and act as a cornerstone of a bike and pedestrian trail that will also link across Route 1 to the Troy Howard Middle School. Some people in Belfast would have preferred that the Anderson and Pierce elementary schools be renovated, retaining four separate neighborhood elementary schools in Belfast but consolidation of all three west side elementary schools resulted, due to many factors, including the condition of the existing structure, cost of renovation, and safety of the sites.

Biddeford selected a site for its new middle school on the campus of its existing elementary and middle schools, which are adjacent to established residential areas.

One of the first school siting projects on which SPO worked, the process of selecting a site for the new elementary school in Bowdoin was nearly complete when SPO got involved. Because of this, the site selection committee's work was nearly completed, limiting SPO's opportunity to work with the committee to explore school sites in the Town's growth area. Bowdoin has no established central village area and the growth area designated by the Town did not have any

available school sites, so a site was selected in a rural area about two miles from the existing school.

The new Bucksport Middle School is within the growth area, adjacent to the existing elementary and high schools and designed to provide ready access to new residential neighborhoods adjacent. A town-owned parcel on the outskirts of town was considered but rejected in favor of this site. The town very actively implements its comprehensive plan and works very closely with the school district to advance mutually supportive goals. The new school will host a community performing arts center paid for with local funds.

The new middle school for Cumberland and North Yarmouth will be located on the existing campus in Cumberland Center.

The 135-year old Edgecomb Elementary School, constructed on a very difficult site, was closed and a new school constructed approximately three quarters of a mile from the Route 27/Route 1 intersection. The old school was located in North Edgecomb, which is little more than a collection of a half dozen residences and a church, but is the closest thing Edgecomb has to an historic village. The new school is located directly across Route 27 from a designated growth area and is within walking distance of a number of residences, the post office, and a number of businesses. Edgecomb is one of Maine's "centerless" towns, but the new school is located in an area of town that residents have identified as a possible future center. Hopefully it will act as a magnet for additional development in the area.

Gorham's new middle school will be located in the heart of its existing village within walking distance to many in town. A great success story!

Hebron was challenged by existing site limitations and needed to identify a new site for its elementary school. Hebron's 1991 comprehensive plan was never adopted and SPO was not contacted about the site selection process until after the preferred site had been acquired for the new elementary school.

The mold-contaminated Lincolnville Elementary School will be rebuilt on the site of the existing school in the village area and adjacent to the town office rather than on one of two outlying sites that were considered.

The new Lisbon Elementary School is sited on a parcel near town water in an emerging village area in Lisbon Center. SPO advised the Town to update its comprehensive plan, which was adopted nearly ten years ago, to incorporate the school site and adjacent lands into a new Village Extension area to enable a compact neighborhood to develop around the new school. Existing and proposed trails will integrate the site into a town-wide trail system. Additional infrastructure improvements may be required to facilitate compact residential development.

The Madison Elementary School was a new construction project in a designated rural area, adjacent to the Village District that could be redefined as a Village Extension area. The site is within 200 feet of existing sewer and water and three phase power.

In the North Anson Elementary School (SAD 74), an existing two-story building received new vs. renovation analysis and is to be renovated on its existing site in the village. An attached wood frame structure built in the early 1900s and previously closed by the District as unsafe is being replaced. There are two other old, multi-story, wood frame buildings on the site, neither of which meets building code safety standards. Both are to be razed.

SAD 47 addressed severe capacity problems in the Messalonskee School District by proposing to renovate the existing middle school on the Oakland campus into an elementary school and renovating and expanding an existing off-campus elementary school.

Guided by its comprehensive plan and input at public meetings, Old Town settled on a site in the Town's designated growth area, which is centrally located near existing neighborhoods, and abutting a YMCA and bike trail, for its new elementary school. While the site is not ideal in the sense that it will be difficult for new neighborhoods to grow up around it because of extensive university land holdings, it is within walking distance of some existing neighborhoods. Appropriately designed pedestrian and bicycle sidewalks and trails were recommended by SPO to help strengthen ties to these neighborhoods.

The Sabattus Middle School was sited on a parcel that is near town water, which may help support development of a new residential neighborhood adjacent to the new school site. Since the Town's comprehensive plan was prepared in the early 1990's, SPO encouraged the Town to initiate renewed planning activity to accommodate anticipated development spurred by construction of the new school and a new Maine Turnpike interchange nearby.

The Vinalhaven Elementary School is being rebuilt on the same site as the existing school, within the village, rather than on one of two outlying sites that were considered.

The existing Winthrop High School is being replaced with a new school built on the same site as the existing middle school. Winthrop did an extensive search to identify sites in its town that would meet the criteria for a new site. The middle school site, while not as central to the growth area and village of Winthrop, is within the growth area and can be walked to from downtown.